



Vancouver Market Area Westside

New Homes Sub Market Report
Data as of Q3 2024

Westside

Submarket Report - Q3 2024



Sales - Q3 2024

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
8	21	8	29		66

Annual Sales

2018	2019	2020	2021	2022	2023
1,185	460	271	1,195	872	591

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise	10	1,377	919	330	128
Mid Rise	13	794	567	211	16
Low Rise	9	329	197	111	21
Townhouse	18	721	463	211	47
Single Family					
Grand Total	50	3,221	2,146	863	212

Westside

Submarket Report - Q3 2024



Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise	\$1,668	\$2,905	\$2,006	547	2,330
Mid Rise	\$1,346	\$1,804	\$1,515	472	1,352
Low Rise	\$1,441	\$2,131	\$1,655	638	1,358
Townhouse	\$1,328	\$1,564	\$1,414	800	1,515
Single Family					

Active Phases - Top Projects by Total Homes

Project Name	Developer	Property Type	Month, Year of Open Date	Avg. \$/SF Blended	Homes Sold	Total Homes
Oakridge Park (x Piero Lissoni Tower 4)	Westbank Projects Corp,QuadReal Property ..	High Rise	November 2018	\$2,791	191	319
Oakridge Park (x CIÃ©mande Tower 7)	Westbank Projects Corp,QuadReal Property ..	High Rise	September 2019	\$2,398	100	252
Wordsworth	Polygon Homes	High Rise	May 2023	\$1,520	195	209
Oakridge Park (oakridge x westbank)	Westbank Projects Corp,QuadReal Property ..	High Rise	January 2022	\$2,550	120	172
Claridge House	Polygon Homes	High Rise	December 2021	\$1,820	116	133
Revive	Belford Properties	Townhouse	April 2021	\$1,350	79	93
Pure	Lavern Developments	Mid Rise	October 2021	\$1,440	74	92
Tesoro	Concert Properties Ltd.	High Rise	August 2020	\$1,900	78	92
Voyce	Forefield	Mid Rise	August 2020	\$1,450	76	81
Lina	Everbright Properties	Mid Rise	November 2021	\$1,580	65	80

Constructionstatus (group) 1

- Complete
- Pre-Construction - No Activity
- Pre-Construction - Site Excavation
- Under Construction

Total Homes

- 20
- 100
- 200
- 319

Vancouver

Lelem (West Wind)

Wordsworth

Kitsilano Block

Raphael

Arbutus

Form

Italia

Duet

Tesoro

W16

Astrid

Marquise

Kinsley

28 West

Soto on W28

Lilibet

Grace

Avenue 33

Autograph (North Building)

Whitford

Willow Walk

York

Lina

Ashleigh (Berkley)

Voyce

Ashleigh (Alma)

Claridge House

Oakhaus

Dunbar at 39th

5656 Balaclava

Carven

Chloe

Oakridge Park (x Piero Lissoni Tower 4)

Oakridge Park (x ClA@mande Tower 7)

West Oak

Rowen W47

AdorÃ

Pure

Thesis

Park Langara

Revive

Terraces at Oak Park

Enzo

Savannah

Winona

Oku (Oak)

W63 Mansion

Gryphon Nova

Oakmont

Row on French

W68

Sea Island

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Westside

Submarket Report - Q3 2024



Active Phases - Top Projects by Current Quarter Sales

Project Name	Developer	Property Type	Month, Year of Open Date	Avg. \$/SF Blended	Quarter Sales	Total Homes
Kinsley	Intergulf Development Group	Townhouse	April 2024	\$1,450	8	50
Whitford	Grosvenor,Citimark	Townhouse	May 2024	\$1,460	7	68
Lina	Everbright Properties	Mid Rise	November 2021	\$1,580	5	80
Lelem (West Wind)	Polygon Homes	High Rise	March 2022	\$1,560	5	172
28 West	Cielle Properties	Townhouse	January 2024	\$1,565	5	20
Thesis	Alabaster Homes	Mid Rise	June 2023	\$1,430	4	69
AdorÃ	Killarney Enterprises Ltd.	Mid Rise	August 2023	\$1,414	4	64
Voyce	Forefield	Mid Rise	August 2020	\$1,450	3	81
Tesoro	Concert Properties Ltd.	High Rise	August 2020	\$1,900	3	92
Marquise	Blairmore Development Group	Mid Rise	February 2018	\$1,450	3	58

Future Supply - Westside

Project Type	Coming Soon		Dev Application	
	Number of Projects	Total Homes	Number of Projects	Total Homes
High Rise	5	1,791	7	9,500
Mid Rise	9	794	14	1,579
Low Rise	3	84	4	121
Townhouse	8	309	3	136
Single Family				
Grand Total	25	2,978	28	11,336

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